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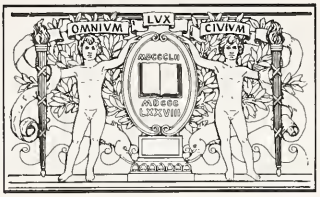

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MEMORANDUM

TO: The Boston Redevelopment Authority

FROM: Edward J. Logue, Development Administrator

RE: Faneuil Hall Rehabilitation Block

The tract of land bounded by Corn Court, Merchants Row and Faneuil Hall Square is being considered for inclusion in the Government Center project area to provide a suitable environment for Faneuil Hall which has a most significant place in the new civic center.

The area was seriously rundown and our original thinking was to have the boundaries expanded to include the properties in the tract for demolition and rebuilding. However, three of them have now been purchased and can be rehabilitated if the owners have some assurance that they will not later be acquired.

Two of the five buildings in the area have recently been purchased by the Globe Tavern and Sanborn's Fish Market, both of which have been required to move to make way for Government Center; the Globe Tavern has already rehabilitated the ground floor of its four-story building. A third building has been purchased and partially rehabilitated by the Hollis Drug Company; Hollis Drug was forced to move from the east side of Union Street, outside the project boundaries, because the Charlestown Savings Bank purchased its property in order to relocate from Government Center. Sanborn's Fish Market, which is located in the area covered by Demolition Contract No. 3, now desires to begin the rehabilitation of its building at the corner of Faneuil Hall Square and Merchants Row so that it can effect its move in the near future.

The attached staff report indicates that it is both economically and structurally feasible to rehabilitate Sanborn's building, as well as the buildings occupied by Globe Tavern and Hollis Drug, to a standard consistent with its location across from Faneuil Hall. This standard assumes that the three buildings proposed for rehabilitation will be serviced by passenger elevators and be made generally attractive to professional tenants. It is the opinion of the Government Center business relocation staff that there is a demand for the kind of space which could be made available in these rehabilitated buildings. It is

It is the opinion of the office marketability consultants for Government Center that there will be a demand for this kind of space in the project. Based upon annual gross income and expense projections, the value of Sanborn's building would appear to be approximately $240,000; inasmuch as it is estimated that the rehabilitation of this building would not exceed $175,000, it appears that the building can be economically rehabilitated. By the same token, both the Globe Tavern and Hollis Drug buildings appear to be economically feasible to rehabilitate.

With the approval of the Authority it would be my intention to inform Sanborn at this time that our plans call for retention of the Faneuil Hall block for rehabilitation treatment. This will not only permit Sanborn to begin rehabilitation of its building, but will permit Globe and Hollis to complete their rehabilitation plan. The proposed Government Center plan would include appropriate rehabilitation standards as indicated in the attached report.

Your approval to inform these owners that they may go ahead is requested.

m3/B/6
RA
63/20

PROPOSED FANEUIL HALL SQUARE

REHABILITATION BLOCK

GOVERNMENT CENTER

Rt. Rev. Msgr. Francis J. Lally,
Chairman

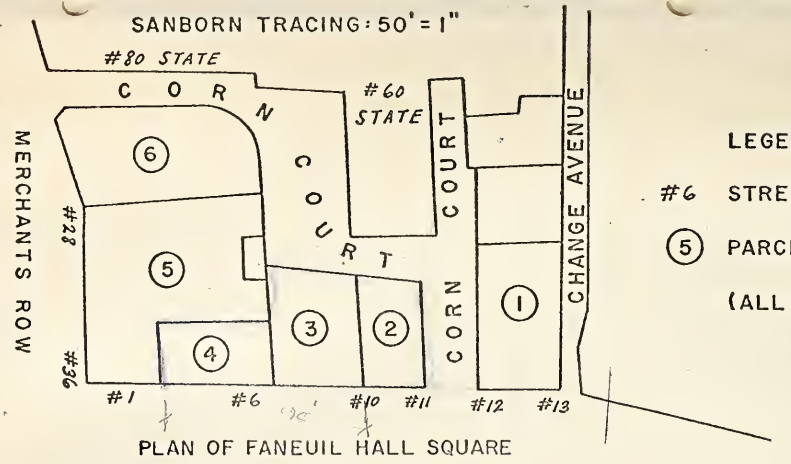
Stephen E. McCloskey,
Vice-Chairman

James G. Colbert,
Treasurer

Melvin J. Massucco

John P. Ryan

Rehabilitation Report
Prepared by BRA Staff
January 4, 1963



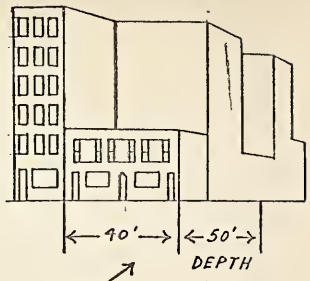
PLAN OF FANEUIL HALL SQUARE

LEGEND

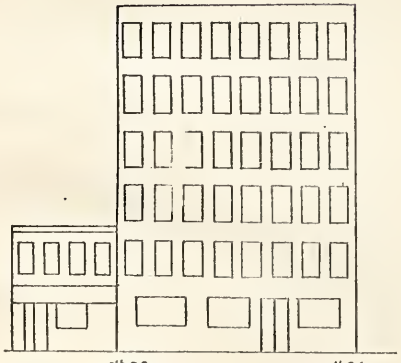
#6 STREET ADDRESS

(5) PARCEL NUMBER

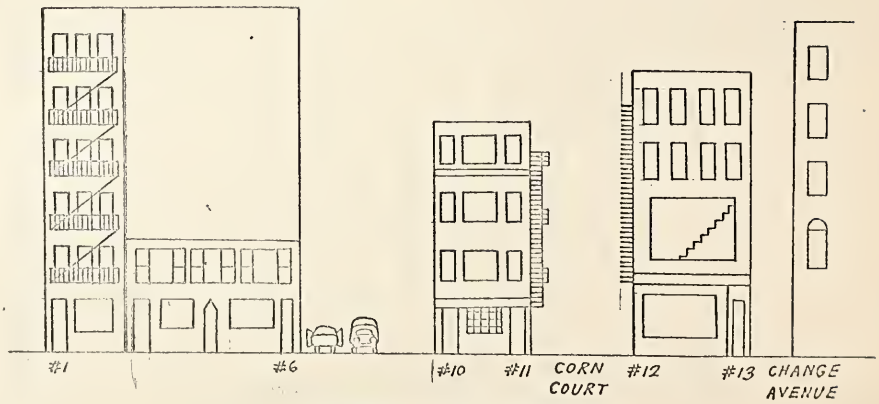
(ALL ON BLOCK 98)



VIEW



MERCHANTS ROW FRONTAGE



FANEUIL HALL FRONTAGE

PROPOSED FANEUIL HALL SQUARE REHABILITATION BLOCK

INTRODUCTION

The structures shown on the accompanying sketch are located on the fringe of the Government Center Project. New construction anticipated in Government Center could greatly enhance the attractiveness of the buildings, provided the opportunity to rehabilitate the buildings is taken. They are comparatively small; two are four stories in height; one is six stories. The largest contains less than 20,000 net rentable square feet. It is the opinion of the Authority staff and the Government Center office marketability consultants that there exists a demand for space in the buildings proposed for rehabilitation. Their location on the fringe of Government Center and the existing financial district will provide office space for tenants, whose space needs are not such as to warrant taking space in new office buildings proposed in Government Center.

Three of the five structures in the proposed rehabilitation block, including the largest structure, have recently been purchased by firms whose purchase was motivated by demolition in Government Center. One of the three was a tenant in Government Center; a second will be required to relocate in the near future to provide a site for the proposed City Hall access street; a third, previously located just outside Government Center, had to move to provide space for the Charlestown Savings Bank in the project area since they had purchased the building to effect their own relocation.

The rehabilitation of the major buildings in the proposed Faneuil Hall Square rehabilitation block will not only provide needed space for tenants whose space needs are not such as to warrant taking space in the new Government Center office buildings but will provide an appropriate setting for historical Faneuil Hall. From the beginning of planning for the Government Center Project, a prime objective has been to provide a suitable environment for Faneuil Hall. This report anticipates that the marketability of the Globe Tavern building (see Sketch - Parcel 2) will depend, in part, upon the feasibility of integrating this building with a new building which is anticipated to be built on the adjacent site.

CURRENT ECONOMIC HISTORY

Parcel #1

This building was acquired by the Hollis Drug Company in early 1962. Hollis, previously located on the east side of Union Street just outside the Government Center project boundaries, was required to move by the Charlestown Savings Bank located in a building to be demolished in Government Center. Since purchasing the building, Hollis has effected an extensive renovation of the ground-floor. The building is a four-story, elevator-equipped structure.

Parcel #2

This building was also acquired in 1962. Globe, previously located in the Government Center project area, was required to move

so that demolition of its building could begin according to schedule. Since purchasing the building, Globe has effected an extensive renovation of the ground-floor. The building is a four-story structure.

Parcel #3

Vacant lot.

Parcel #4

The building at No. 6 Faneuil Hall Square is a two-story structure. Its first floor is occupied by a restaurant; its second floor is occupied by a stenographic office.

Parcel #5

This building was acquired in late 1962 by the Sanborn's Fish Market. Sanborn's, presently located in the Government Center project area, will be required to relocate in the near future. The firm is prepared to begin renovation of the ground-floor to effect its relocation. The building is a six-story, elevatored structure.

Parcel #6

This two-story building is fully occupied. The restaurant which occupies its ground-floor, has held title to the building for a considerable period.

GENERAL STANDARDS FOR REHABILITATION

A. Purpose

The purpose of these standards is to assure that the following objectives are achieved:

1. That the property be rehabilitated to its highest and best use consistent with its location.
2. That the interior of the building will be modern and useful, will attract desirable tenants, and that all work and facilities shall comply to the City of Boston Building Code and Regulations.
3. That the exterior of the building will reflect such historic and architectural values as are appropriate to the building and its environment.

B. Consideration of Development Proposals

There is no intent to use the controls and restrictions which follow to limit or discourage unduly an imaginative and sensitive plan of alterations adequately satisfying the planning objectives of Government Center.

C. Permitted Uses

The parcels shall be devoted to general business uses. Establishments having a relation to the historical and architectural traditions of the area will be given preference.

D. Interior Remodelling and Spatial Arrangement

The interior floors, walls, ceilings, doors and door frames, window frames, stairs and other interior details shall be rearranged as required and rehabilitated to a safe and useable condition, suitable and desirable for the use intended.

E. Structural Standards

The foundations, exterior and interior bearing walls, party and/or fire walls, columns, floor and roof framing members shall be rehabilitated as necessary so as to be structurally sound

and fulfill the structural requirements for the permitted uses.

F. Mechanical Equipment and Facilities

All mechanical and sanitary equipment and facilities, including but not necessarily restricted to lighting and electrical service, heating, venting and air-conditioning, plumbing, toilets and elevators, shall be rehabilitated to a safe and useable condition, unless existing equipment and facilities are of such condition that they are not repairable, in which instance they shall be replaced or installed as appropriate.

G. Protection from Elements

1. The roof, walls, foundations, gutters, drains, and details around all wall openings shall be rehabilitated as appropriate so that all interior spaces will be free of leaks and dampness.
2. Contemporary flashing and damp-proofing shall be installed at all critical points for the protection of exterior walls and roofs; and
3. Weather proofing shall be accomplished in a manner consistent with the architectural and historical motif of the structure.

H. Exterior Facades and Roofs

1. All appropriate facades of the building shall be cleaned by steam, water or other appropriate method and shall be rehabilitated or brought up to a standard acceptable to the Boston Redevelopment Authority which is compatible with the architecture of the Government Center area.
2. In general, exterior facades are to be rehabilitated in a manner consistent with the architectural tradition and

stylistic motif of the area without detracting from the contemporary and future usefulness and soundness of the building. Whereas the existing building may represent the accretions of several different occupancies and cultural epochs, the altered design should choose and articulate some consistent architectural interpretation of the building's past, present, and future functions and conditions.

3. No air-conditioning, ventilating or other mechanical or electrical equipment, except lighting fixtures may project beyond the masonry face of exterior walls except by specific approval of the Boston Redevelopment Authority.

4. All non-functioning or non-useable mechanical equipment (and housings for same), vents, flues and chimney shall be demolished and removed. The only new structure above the present roof to be permitted will be housings for mechanical equipment and these must be of a design, detail, size, material and workmanship in harmony with the historical and/or contemporary motifs of the building.

5. All roofs and roof structures visible from streets, open spaces, or nearby buildings shall be repaired or replaced with matching design and materials and/or finish appropriate to the architectural history and stylistic motif of the structure.

6. No fire escapes shall be permitted on the facades fronting Faneuil Hall Square.

I. Signs and Advertising

1. No flashing electrical signs may be used; and

2. Permission to install special heraldic devices and symbols, hanging signs, or mechanical signs must be obtained from the Boston Redevelopment Authority; these signs must be shown to relate to the historical traditions of which the building is a symbol. Fixed signs, advertising, and heraldic devices shall be approved on the basis of the entire facade structures, rather than for individual occupancies.

J. Storage Requirements

No open air storage, temporary or permanent, of materials for use in or refuse from buildings considered for rehabilitation shall be permitted on the Faneuil Hall Square frontage.

K. Parking

No open parking will be permitted.

ECONOMIC ANALYSES

The following economic analyses are based upon anticipated rehabilitation costs and annual gross income and expense projections. In each instance, the buildings proposed for rehabilitation are expected to command $6.00 per square foot for ground-floor space and $4.00 per square foot for upper-floor space. Assuming that No. 10 Faneuil Hall Square, owned and occupied by the Globe Tavern, will have elevator access from an adjacent elevator equipped new structure and that the other major structures will be elevator equipped as well, these annual rentals appear reasonable. The major buildings are structurally sound; in each instance, a $7.00 per square foot rehabilitation cost is projected.

	Parcel 1 (Hollis Drug)		Parcel 2 (Globe Tavern)		Parcel 5 (Sanborn's Fish)	
Net Rentable Square Feet	9,500		3,400		17,100	
Gross Annual Income		$43,800		$15,900		$74,200
Operating Expense	$12,000		$4,200		$23,000	
Vacancy Rate (6%)	2,500		800		4,200	
Tax Payment (Assumes $10.00/$100.00 A.V.)	6,800		2,500		11,000	
Debt Service (Assumes Small Business Administration 4½%-20 year mortgage)	8,100		3,000		10,500	
Gross Annual Expense		$29,400		$10,500		$48,200
Net Annual Income		$14,400		$ 5,400		$21,800
Projected Appraised Value (Assumes 10% capitalization rate)		$144,000		$54,000		$218,000
Projected Rehabilitation Cost (including purchase price)		$132,100		$48,800		$172,000